

Sl. No. 24889 Date 17.12.25



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT



Affidavit cum Declaration of Promoter of the proposed project named "UDAY APARTMENT", developed by, **B S ENTERPRISE** [PAN NO. AAMFB9975D], represented by one of its partners, namely **BIPLAB SAHA** [PAN: AUMPS4117J].

I, **BIPLAB SAHA** [PAN : AUMPS4117J], son of Late Basudeb Saha, faith - Hindu, by occupation - Business, by nationality - Indian, residing at 195/C, Dum Dum Park Bangur Avenue, P.S. Laketown, Kolkata - 700055, District North 24 Parganas, West Bengal, the developer and promoter of the proposed project named "UDAY APARTMENT", do hereby solemnly declare, undertake and state as under:

17 DEC 2025

Si. No. 21567 Sold to.....

ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT
Registration No: F/1314/918/2011.

Address.....

A. K. Maity

Licensed Stamp Vendor

10, Old Post Office Street

Kolkata - 700001

Rs. 10/- (Rupees Ten) only

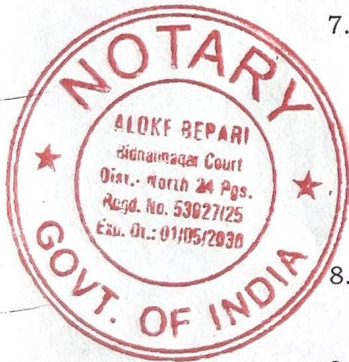
Date: Sign. →



23 JUN 2025



1. That the owners of this land are (1) Subrata Boral & (2) Supriya Boral. I, **BIPLAB SAHA [PAN: AUMPS4117J]**, one of partner of **B S ENTERPRISE [PAN NO. AAMFB9975D]**, as a **Developer/Promoter** with an authenticated copy of the agreement between such owners and promoter for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me /promoter is **14.07.2027**.
4. That seventy per cent of the amounts realized by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by engineer, an architect and a Chartered Accountant in practice that the withdrawal proportion to the percentage of completion of the project.
7. That promoter shall get accounts audited within 6 months after the end of every financial year by a Chartered Accountant in practice and shall produce a statement of accounts duly certified and signed by such Chartered Accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I/promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/Promoter have /has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on Verification any grounds.



B. S. ENTERPRISE
Biplab Saha
 Deponent

Verification

Partner

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom. Verified by me at Kolkata on this day of, 2025

Solemnly affirmed and declared
before me u/s
139 CPC and u/s 333 BNSS 2023

Aloke Bepari
ALOK BEPARI
NOTARY
Regd. No.-53927/25
Govt. of India

17 DEC 2025

Anamika Swarnakar
ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT